

Newfields Planning Board Meeting  
February 18, 2010

Attendance: John Hayden, William Meserve, Mike Price, Selectmen's Representative Michael Woodworth, and Alternate Jeff Feenstra. Members absent from the meeting were Mike Todd, Jim Daley and Town Planner Clay Mitchell.

**James & Mary Vienneau-Revised Conservation Subdivision-Map 208 Lot 25**

Jim presented his new plan for a conservation subdivision. The entire parcel is 41.13 acres and the new plan has two lots. 35.48 acres will be put in conservation and the remaining 5.65 acres will eventually be divided into two lots, although the revised plan shows it as one lot. Jim is working with the US Department of Agriculture to put the large parcel into a conservation easement.

At past meetings the Board discussed working with Jim to consider this plan to be a conservation subdivision. The conservation subdivision ordinance allows for flexibility and discretion by the Board.

The new plan should be finalized by mid-Spring. After the closing Jim would like to proceed with dividing the 5.65 acre parcel to create one additional house lot. According to Jim no structures are allowed in the conservation easement.

The entire parcel has 250 feet of frontage on Old Lee Road. The access easement would be 50 feet and the remaining 200 feet would be the frontage for the two house lots. The Board does have the authority to grant waivers to allow for reduced frontage, if necessary. John will check with Clay to make sure there is adequate frontage on Old Lee Road.

Mark asked that the easement language be forwarded to the Board when it is available.

Jim intends on having a forestry plan drawn up so that he will be able to cut trees on the property.

John feels that the Board needs to be flexible with the ordinance so it works for Jim. The revised plan is a benefit to the Town. Jim already has an approved 11-lot subdivision and now he has the opportunity to conserve a significant portion of his parcel with this alternative development.

The conservation subdivision requires 75 feet of frontage on interior roadways and a maximum lot size of 2 acres. This plan will have no interior roadway and the lot size will be larger than 2 acres. The Board was uncertain about whether or not Jim would need a variance or waiver for road frontage and lot size. The Board can address the waivers but a variance would need ZBA approval.

Bill commented that the revised plan meets the purpose of the conservation subdivision

ordinance with such a large portion of land being put in conservation

Jim would prefer to have a separate driveway for the new lot but it abuts wetlands. He asked if the Board would grant a waiver to allow the driveway in the 100 foot wetland buffer.

The Board will check with Clay to determine if a waiver or variance would be required for a driveway in the wetlands buffer, road frontage and lot size.

Jeff Feenstra suggested a shared driveway to avoid encroaching on the wetlands buffer. A shared driveway is an option.

After the conservation easement is granted Jim will meet with Clay and then come back before the Board with what he wants to do. He may come in with a sketch prior to having an engineered plan completed.

A motion was made by Mark Bouzianis and seconded by Mike Price to approve the December minutes. All were in favor and the motion carried.

A motion was made by Mark Bouzianis and seconded by Mike Price to approve the January minutes. All were in favor and the motion carried.

A motion was made and seconded to adjourn the meeting. All were in favor and the meeting adjourned at 7:55pm. The next regularly scheduled meeting will be Thursday March 18, 2010 at 7pm.

Respectfully submitted,

Sue McKinnon